



**SEATTLE CITY COUNCIL**  
**COMMITTEE ON THE BUILT ENVIRONMENT\***  
**Wednesday, November 16, 2011**  
**9:00 a.m.**

**SPECIAL MEETING**

**PLEASE NOTE SPECIAL START TIME**

**Members:** Sally J. Clark, Chair  
Tim Burgess, Vice Chair  
Sally Bagshaw, Member  
Tom Rasmussen, Alternate

**Staff:** David Yeaworth, Legislative Assistant  
LaTonya Brown, Legislative Assistant  
Dan Nolte, Legislative Assistant

**E-mail:** [sally.clark@seattle.gov](mailto:sally.clark@seattle.gov)

**Location:** Council Chamber, City Hall  
600 Fourth Avenue  
Seattle, WA, 98104

**Committee Chair Telephone:** 206-684-8802

**Council Meeting Listen Line:** 206-684-8566

**Homepage:** <http://www.seattle.gov/council/clark>

\*This meeting also constitutes a meeting of the Full Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

**PLEASE NOTE: ALL TIMES LISTED ARE ESTIMATED**

**Call to Order**

1. **Chair's Report**  
(5 minutes)
2. **Public Comment**  
(10 minutes)

**Video Archive:** <http://www.seattlechannel.org/videos/watchVideos.asp?program=be>



The Council's Chambers and offices are physically accessible; translation services provided on request. Call 206-684-8888 (TDD: 206-233-0025) for further information.



3. C.B. [117235](#) **Pike-Pine Transfer of Development Potential**—Relating to land use and zoning; amending Sections 22.900G.010, 22.900G.015, 23.41.012, 23.47A.012, 23.73.009, 23.73.010, and 23.84A.038, and adding new Sections 23.73.005, 23.73.012, 23.73.014, 23.73.016, 23.73.018, and 23.73.024 to the Seattle Municipal Code and amending the fee schedules for the Department of Neighborhoods and Office of Housing, in order to designate a Conservation Core area within the Pike/Pine Conservation Overlay District and to establish and administer a transfer of development potential program for the Conservation Overlay District to better preserve and enhance the character of the Pike/Pine neighborhood.  
BRIEFING, DISCUSSION, and POSSIBLE VOTE (30 minutes)

*Presenters: Dennis Meier, Department of Planning and Development; Rebecca Herzfeld, Council Central Staff*

*Supporting Document:*

- [COBE Memo](#)

4. RES. [31339](#) **Framework for Transfer of Development Rights and Potential**—Declaring the City of Seattle's intent to establish a framework for the application of transfer of development rights (TDR) and transfer of development potential (TDP) programs and the criteria for prioritizing the areas where the programs apply.  
BRIEFING, DISCUSSION, and POSSIBLE VOTE (10 minutes)

*Presenters: Dennis Meier, Department of Planning and Development; Rebecca Herzfeld, Council Central Staff*

5. C.B. [117335](#) **Incentive Zoning for Affordable Housing**—Relating to land use and zoning, establishing procedures for application of incentive provisions for affordable housing; amending sections 23.30.010, 23.34.008, 23.40.020, 23.45.502, 23.45.510, 23.47A.002, 23.47A.013, 23.58A.002, 23.58A.014, 23.84A.018 of the Seattle Municipal Code; and adding new Sections 23.58A.025, 23.58A.026, and 23.58A.028.  
BRIEFING, DISCUSSION, and POSSIBLE VOTE (20 minutes)

*Presenters: Geoffrey Wentlandt, Department of Planning and Development; Laura Hewitt Walker, Office of Housing; Ketil Freeman, Council Central Staff*

*Supporting Documents:*

- [DPD Incentive Zoning Framework](#)
- [Council Central Staff Memo](#)
- [DPD Director's Report](#)

6. C.B. [117271](#) **Roosevelt Neighborhood Rezone**—Relating to land use and zoning within the Roosevelt Residential Urban Village, changing the zoning designations of certain lands, establishing a new Station Area Overlay District, expanding an existing pedestrian zoning designation, modifying certain general locational criteria for single family zones, and amending sections: 23.34.010 and amending the Official Land Use Map, Chapter 23.32, at pages 43 and 60 to rezone areas within the Roosevelt Residential Urban Village.  
BRIEFING AND DISCUSSION (30 minutes)

*Presenters: Geoffrey Wentlandt, and Mike Podowski, Department of Planning and Development; Sara Belz, Council Central Staff*

*Supporting Documents:*

- [Roosevelt Rezone Memo](#)
- [Option 1 SEPA Draft](#)
- [Option 2 Executive Proposal](#)
- [Option 3 SLR Proposal](#)
- [Roosevelt Green and Festival Street Map](#)
- [Roosevelt Matrix](#)

7. C.B. [117294](#) **West Seattle Triangle Rezone**—Relating to land use and zoning, amending Seattle Municipal Code Section 23.47A.013, enacting new Section 23.47A.009, modifying development standards, and amending the Official Land Use Map Chapter 23.32, at pages 137 and 150 to rezone areas within the West Seattle Junction Hub Urban Village.  
BRIEFING AND DISCUSSION (45 minutes)

*Presenters: Susan McLain, Department of Planning and Development; Norm Schwab, Council Central Staff*

*Supporting Documents:*

- [Council Central Staff Memo](#)
- [Triangle Slide Presentation](#)

## Adjournment

## PUBLIC HEARING NOTICE:

A public hearing was scheduled for the November 16, 2011 meeting of the Committee on the Built Environment concerning Council Bill 117304, General Lot Standards and Standards for Exceptions in Single Family Zones. The November 16, 2011 public hearing has been postponed and continued to the November 30, 2011, meeting of the Committee on the Built Environment. The meeting is scheduled to begin at 9:00 a.m. on Wednesday, November 30, 2011, in Council Chambers, City Hall.

Additional notice of the public hearing's continuance will also be published in the City's Land Use Information Bulletin and published in the Daily Journal of Commerce. For more information please contact David Yeaworth in the office of Councilmember Sally J. Clark: 206 684-5328 or [david.yeaworth@seattle.gov](mailto:david.yeaworth@seattle.gov).